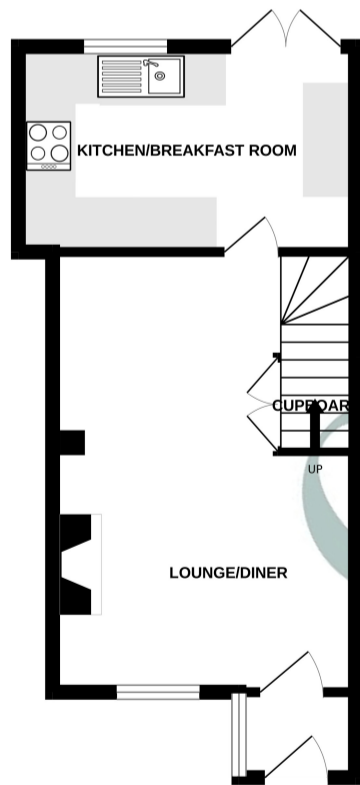
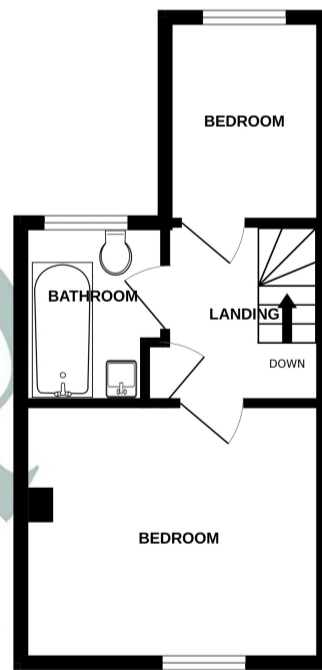




GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR  
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepro 6/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	42

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: [amphill@country-properties.co.uk](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

A truly stunning period cottage that has been fully refurbished while retaining many character features and panoramic views overlooking the open countryside to the rear, with the benefit of no onward chain!

- Refitted kitchen/breakfast room.
- Two double bedrooms with an upstairs bathroom.
- 100ft long rear garden with views overlooking the open countryside.
- Lounge/Diner with brick feature fireplace & traditional wood burning stove.

#### Ground Floor

##### Entrance Porch

Entrance door to the front, access into:

##### Lounge/Diner

17' 7" x 12' 5" (5.36m x 3.78m) Large open plan lounge diner with feature fire-place and wood burning stove, wall light points, electric radiators, double glazed window to front, and under-stairs cupboard, stairs rising to first floor.

##### Kitchen/Breakfast Room

13' 3" x 8' 0" (4.04m x 2.44m) Well appointed modern kitchen with generous range of base and wall units, ample work surfaces with over and under lighting, sink and drainer with mixer tap over. Electric induction hob with oven under, integrated dishwasher, space for fridge freezer and washing machine. Electric underfloor heating, roof light and double glazed window to the rear, and French doors opening to the rear garden.

##### First Floor

##### Landing

Access to boarded loft & hot water tank, airing cupboard housing instant hot water heater.

##### Bedroom One

12' 3" x 10' 2" (3.73m x 3.10m) Large double bedroom with double glazed window to the front, electric radiator.



##### Bedroom Two

8' 1" x 6' 3" (2.46m x 1.91m) Double bedroom currently used as study, double glazed window to the rear and electric radiator.

##### Bathroom

An attractive modern bathroom with large bath and shower over, low level WC, wash hand basin vanity unit with mirrored storage cabinet above. Electric heated towel rail and double glazed window to the rear.

##### Outside

##### Front Garden

Small enclosed brick paved garden to the front.

##### Rear Garden

100ft long mature and secluded rear garden with many established trees/bushes and flower beds, large patio seating area, vegetable patch/growing area, storage shed and timber/log store, outside lighting and electric point, path leading to the bottom of the garden with outstanding countryside views, right of access across neighbouring property.

